

NO TRANSFER  
TAX PAID

## WARRANTY DEED

48-416

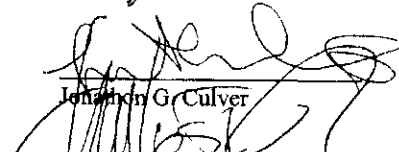
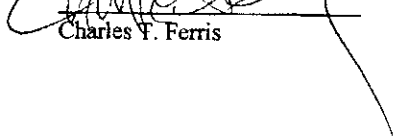
**Know all Persons by These Presents, That** We, Jonathon G. Culver, of Waterville, Maine, and Charles T. Ferris, of Waterville, Maine, with warranty covenants, and in consideration of one dollar (\$1.00) and other valuable considerations, paid by Boat Drinks, Inc., a Maine Corporation, the receipt whereof we do hereby acknowledge, do hereby *give, grant, bargain, sell and convey* unto the said Boat Drinks, Inc., its heirs and assigns forever, the following premises, to wit:

Attached Exhibit "A" is incorporated herein by reference.

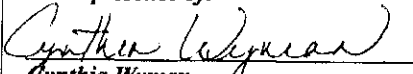
**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Boat Drinks, Inc., its heirs and assigns, to them and their use and behoof forever.

**And** we do *covenant* with the said Grantee, its heirs and assigns forever, that we are lawfully seized in fee of the premises, and that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will *warrant and defend* the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** we, Jonathon G. Culver and Charles T. Ferris, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 27 day of January 2005.

  
Jonathon G. Culver  
  
Charles T. Ferris

**Signed, sealed and Delivered**  
**in the presence of:**

  
Cynthia Wyman

State of Maine  
Kennebec, ss.

Dated: 01/27/05

Personally appeared the above named Jonathon G. Culver and Charles T. Ferris and acknowledges that the foregoing instrument is their free act and deed.

Before me,

  
Notary Public / Attorney-at-Law



KATHLEEN ACKLEY  
Notary Public, Maine

My Commission Expires February 4, 2011

48-416

EXHIBIT "A"

Commencing in the east line of Main Street, so-called, twenty-four (24) feet northerly measuring in said line of Main Street from a stone sunk in the ground and at the point of intersection of the east line of Main Street with the north line of Temple Street, so-called, thence easterly at right angles to said Main Street sixty (60) feet and six (6) inches; thence northerly and parallel with said Main Street twenty-five (25) feet; thence westerly at right angles to Main Street sixty (60) feet and six inches to the east line of said Main Street; thence southerly on the east line of said Main Street twenty-five (25) feet to the point of beginning, meaning and intending to describe the real estate with building thereon situated at 133-135 Main Street in Waterville, Maine, together with the right-of-way from the rear of said lot and easterly in the course of said lot to and over a twenty-four (24) foot pass way to Temple Street; and excepting and reserving all rights of easement that the Grantors herein of the premises situated next southerly of the above-described premises may have in the premises hereby conveyed.

Also conveying to grantee and its assigns an easement over the common stairway, which accesses the second floor of the property, described above. Excepting and reserving to grantor, his heirs and assigns an easement over the common stairway which accesses the second floor of the property which abuts the above described property. Grantor and Grantee hereby agree for themselves their heirs and assigns to share equally in the repair and maintenance of the common stairway referred to above.

Being the same premises conveyed to J. Harold McQuade by deed of Richard L. Russell and Lillian Russell recorded in the Kennebec County Registry of Deeds in Book 2878, Page 213.

Received Kennebec SS.  
02/03/2005 10:20AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS